

Honorable Christopher M. Alston  
Hearing date: August 4, 2017; 9:30 a.m.  
Hearing Place: Room 7206, 700 Stewart Street, Seattle, WA 98101  
Responses due by: July 28, 2017; by 4:30 p.m.

IN THE UNITED STATES BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re: ) Chapter 7  
BEAR PLUMBING INC., ) Bankruptcy No. 12-12833  
Debtor(s). ) TRUSTEE'S MOTION FOR SALE OF  
REAL PROPERTY OF THE ESTATE  
FREE AND CLEAR OF LIENS AND  
ENCUMBRANCES

COMES NOW the trustee, Nancy James, through counsel The Livesey Law Firm, and Rory C. Livesey, and moves this court for an order authorizing the trustee to sell property of the estate. The property to be sold, the terms of the sale and the other details can be summarized as follows:

Street address of property to be sold:	448 Wannacut Lake Road Oroville, WA 98844
Legal description of property to be sold:	Pt Gov't Lot 2, 23-39-29 & Pt Pat 962
Parcel No.:	3926230012
Sale price:	\$55,000.00
Terms of sale:	Cash at Closing
Purchaser: Purchaser's address:	David and Linda Bensing, and/or assigns 21 Horse Spring Coulee Road Tonasket, WA 98855
Costs of sale:	The estate will pay the real estate agent a commission of 10% of the gross sales price or such lesser amount as the agents shall agree to; and, the estate will pay those costs of sale customarily paid by the Seller in Eastern Washington. These costs would include, but

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are not limited to, title insurance, real estate taxes due through the date of sale and one-half of the escrow costs.

Utility Liens

In many cases the existence of a utility lien and/or the amount of the lien is unknown until closing or thereafter. These liens usually, but not always, are equal to the utilities bills incurred over several months. The trustee will pay these liens from the sale proceeds.

Encumbrances & approximate  
claim amounts:

(1) Okanogan County property taxes - \$1,300.

Said sale will be free and clear of all liens and interests, said liens and interests to attach to the proceeds of the sale as though those proceeds were the property, said liens and interests to be satisfied from those proceeds. Notwithstanding the foregoing, the trustee requests the authority to pay the above named secured creditors, in the order of their liens to the extent funds are available.

The sale is being done as part of a settlement with the bankruptcy estate of Barry and Tammi Anderson (Case No. 12-15916), wherein each estate will receive one half of the net proceeds after cost of sale. Each estate is on title to the property. Originally Edmund J. Wood was the trustee for both estates. The property is vested in that trustee. He has agreed to execute any documents needed to conclude the sale.

The trustee employed a realtor to list and market the property. The proposed purchaser was secured through normal marketing procedures. Therefore, the trustee believes and therefore alleges that the purchaser is a good faith purchaser for value.

WHEREFORE, the trustee prays for an order accordingly.

DATED this 13<sup>th</sup> day of July, 2017.

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*/S/ Rory C. Livesey*

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Rory C. Livesey, WSBA #17601  
Attorneys for Trustee